

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BERKELEY ST, ARLINGTON

## OWNERSHIP

Owner 1:	MULHERN CHRISTOPHER		
Owner 2:	MCNAMARA MAUREEN A		
Owner 3:			
Street 1:	21 BERKELEY ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	KONTOS NICHOLAS J -		
Owner 2:	SIMI NICOLE L -		
Street 1:	21 BERKELEY ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13118	Total SF/SM:	5714	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,995	Spl Credit	Total:	414,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5714.000	338,600	600	414,000	753,200
Total Card	0.131	338,600	600	414,000	753,200
Total Parcel	0.131	338,600	600	414,000	753,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			513.08	/Parcel: 513.08

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,600	600	5,714.	414,000	753,200		Year end	12/23/2021
2021	101	FV	328,700	600	5,714.	414,000	743,300		Year End Roll	12/10/2020
2020	101	FV	327,600	600	5,714.	414,000	742,200	742,200	Year End Roll	12/18/2019
2019	101	FV	274,900	600	5,714.	408,100	683,600	683,600	Year End Roll	1/3/2019
2018	101	FV	274,900	600	5,714.	313,500	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	274,900	600	5,714.	295,700	571,200	571,200	Year End Roll	1/3/2017
2016	101	FV	274,900	600	5,714.	272,100	547,600	547,600	Year End	1/4/2016
2015	101	FV	259,600	700	5,714.	254,300	514,600	514,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

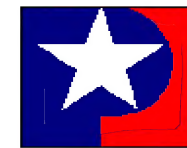
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice		
8/5/2019	Permit Visit	DGM	D Mann
11/12/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Meas/Inspect	294	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
12/1/1981		MS	

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	70620
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	YELLOW	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1931	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G12	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- Plaster
Sec Int Wall:		%
Partition:	E	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	5	- Lino/Vinyl 15 %
Subfloor:	12 - Concrete	
Bsmnt Gar:	1	
Electric:	1	- AB Avg
Insulation:	3	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal:		% Sprinkled:

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X14	A	AV	2000	4.69	T	15.2	101			600			600